

IN RE: PETITIONS FOR SPECIAL HEARING,  
SPECIAL EXCEPTION & VARIANCE -  
SE/S Norris Lane, 59.53' SW of the c/l  
North Point Boulevard  
(8031 Norris Lane)  
12<sup>th</sup> Election District  
7<sup>th</sup> Councilmanic District

Patrick J. Rooney, et al  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-221-SPHXA

\*

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception and Variance filed by the owners of the subject property, Patrick J. Rooney, and the Contract Lessee, Shillelagh Corporation, t/a ABC Rental Center and Clayton's Automotive, Inc., through their attorney, J. Neil Lanzi, Esquire. The Petitioners seek approval of an amendment to the previously approved site plan in prior Case No. 65-182-X; to permit U-Cart concrete sales, propane, machinery and storage bins as accessory uses and structures not subject to setbacks or separations, and to allow the overlap of special exceptions and uses, including parking, for business purposes; and, to confirm the continued towing, storage and business parking in a D.R. and B.L. zone in accordance with the site plan submitted. In addition to the special hearing relief sought, the Petitioners request a special exception, pursuant to Sections 236.4 and 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a contractor's equipment storage yard in a B.R./B.R.-A.S. zone, and to allow a service garage use in a B.L. zone. Lastly, the Petitioners request variance relief from Sections 238.2 and 102.2 of the B.C.Z.R. to permit a side yard setback of 10 feet in lieu of the required 30 feet, and to permit building separations of 27 feet and 36 feet in lieu of the required 60 feet each for existing and proposed improvements. The subject property and relief sought are

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more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Patrick J. Rooney, property owner, Clyde Hinkle and William Bafitis, Professional Engineers who prepared the site plan of this property, and J. Neil Lanzi, Esquire, attorney for the Petitioners. Also appearing in support of the request was James H. Thompson, Supervisor of the Code Enforcement Division of the Department of Permits and Development Management (DPDM). There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 1.837 acres, more or less, split zoned B.R., B.R.-A.S., B.L., and D.R.5.5. The property is improved with a one-story block building used as a service garage, an automobile outdoor sales facility with a small (480 sq.ft.) sales office, and a towing service with outdoor storage area for damaged and disabled vehicles, and related parking area. Mr. Rooney has operated a general contractor's equipment rental business at the corner of Merritt Boulevard and Holabird Avenue in Dundalk for many years. He recently purchased the subject property with the intention of relocating his business to this location. Testimony indicated that in addition to the existing uses on the site, Mr. Rooney proposes to move his general equipment rental business to the subject site and establish a contractor's equipment and storage yard, with an indoor display area on the premises. In addition, he proposes to relocate his U-Cart concrete blending and sales operation, and a Propane storage and sales facility, to the subject property. However, in order to relocate his business to the subject site, several new buildings will be constructed to house the proposed new uses, and additions to the existing building are proposed. Thus, the requested special hearing, special exception and variance relief are necessary in order to proceed.

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By: [Signature]

As noted above, Mr. James Thompson, Code Enforcement Supervisor, appeared and testified in support of the Petitioner's requests. Mr. Thompson testified that he is familiar with the subject property, and Mr. Rooney's business on Merritt Boulevard. Mr. Thompson noted that Mr. Rooney is a reputable businessman who has operated a successful business in Dundalk for many years and that his proposal to relocate his business to the subject property will be a benefit to the surrounding locale.

In addition, at the close of the hearing, Mr. Lanzi requested permission to submit an amended site plan of the property. The purpose of amending the site plan was to show the existing and proposed signs for the property. The amended site plan was accepted and marked as Petitioner's Amended Site Plan 1.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

As to the special exception request, it is clear that the B.C.Z.R. permits the use proposed in a B.R., B.R.-A.S., B.L., and D.R.5.5 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real

detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property

and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing, special exception and variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10<sup>th</sup> day of February, 1999 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in prior Case No. 65-182-X; to permit U-Cart concrete sales, propane, machinery and storage bins as accessory uses and structures not subject to setbacks or separations, and to allow the overlap of special exceptions and uses, including packing, for business purposes; and, to confirm the continued towing, storage and business parking in a D.R. and B.L. zones, in accordance with Petitioner's Amended Site Plan 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception seeking relief, pursuant to Sections 236.4 and 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a contractor's equipment storage yard in a B.R./B.R.-A.S. zone, and to allow a service garage use in a B.L. zone, in accordance with Petitioner's Amended Site Plan 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 238.2 and 102.2 of the B.C.Z.R. to permit a side yard setback of 10 feet in lieu of the required 30 feet, and to permit building separations of 27 feet and 36 feet in lieu of the required 60 feet each for existing and proposed improvements, in accordance with Petitioner's Amended Site Plan 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that

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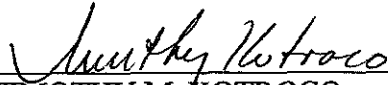
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By

proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

- 2) Compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Office of Planning, dated December 23, 1998, a copy of which is attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

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Date

221



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 8031 Norris Lane

which is presently zoned BR, BR-AS,  
BL, DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See attached

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

Shillelagh Corp. t/a ABC Rental

Center and Clayton's Automotive, Inc.  
(Type or Print Name)

By: Patrick J. Rooney, Pres.

Signature

8031 Norris Lane

Address

Baltimore, MD 21222

City

State

Zipcode

Legal Owner(s):

Patrick J. Rooney

(Type or Print Name)

Signature

(Type or Print Name)

8031 Norris Lane (410) 288-4850

Address

Phone No

Baltimore, MD 21222

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_

Attorney for Petitioner.

J. Neil Lanzi

(Type or Print Name)

Signature

409 Washington Ave (410) 296-0686

Address

Phone No.

Ste 617

Towson, MD 21204

City

State

Zipcode

ORDER RECEIVED FOR FILING

Date

99-221-SPAXA

Petition for Special Hearing

Petitioner, Patrick J. Rooney, for the property known as 8031 Norris Lane, hereby petitions the Zoning Commissioner for a Special Hearing to allow the following:

1. To approve and confirm the Amendment of the Site Plan in Case Number 65-182X; U-cart concrete sales, propane, machinery and storage bins as accessory uses and structures not subject to setbacks or separations and to allow overlap for business purposes and to confirm the continued towing, storage and business parking in a DR and BL zone all as shown on the proposed Plan.

of special Exceptions  
and uses including parking  
structures

rooney.sh2

UCC

ORDER RECEIVED FOR FILING  
Date 2/10/99  
By [Signature]





# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 8031 Norris Lane

which is presently zoned BR, BR-AS, BL,

This Petition shall be filed with the Department of Permits & Development Management DR 5.5

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Special Exceptions pursuant to Sections 236.4 and 230.13 of the Baltimore County Zoning Regulations to allow a contractor's equipment storage yard in a BR/BR-AS zone and to allow a service garage in a BL zone.

See attached statement of reasons.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Contract Purchaser/Lessee.

Shillelagh Corp. t/a ABC Rental  
Center and Clayton's Automotive, Inc.

(Type or Print Name)

Signature

8031 Norris Lane

Address

Baltimore, MD 21222

City

State

Zipcode

Attorney for Petitioner.

J. Neil Lanzi

(Type or Print Name)

Signature

409 Washington Ave (410) 296-0686

Address

Ste 617

Phone No.

Towson, MD

21204

City

State

Zipcode

Patrick J. Rooney

(Type or Print Name)

Signature

(Type or Print Name)

Signature

8031 Norris Lane (410) 288-4850

Address

Phone No.

Baltimore MD 21222

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL

OTHER

REVIEWED BY:

DATE



Revised 9/5/95

99-221-SPHXA

ORDER RECEIVED FOR FILING

Date

By

### Petition for Special Exception

Petitioner, Patrick J. Rooney, requests Special Exceptions pursuant to Sections 236.4 and 230.13 of the Baltimore County Zoning Regulations to allow a contractors equipment storage yard in a BR/BR-AS zone and to allow a service garage in a BL zone and states the following reasons in support:

1. Petitioner's property is split-zoned and is presently used for various commercial services, including used motor vehicle sales, vehicle towing, automotive body repair and a general service garage.

2. The Special Exceptions for the contractor's equipment storage yard and service garage, if granted will result in the continuation of the service garage on site and the inclusion of a storage yard with the proposed tool and equipment rental center. The storage yard is a necessary element of the rental operation and without the granting of the special exception request, the ABC Rental Center will not be able to operate at this new location.

3. The ABC Rental Center, new service garage building and associated modernization plans for this commercial property will improve the property's appearance while providing an excellent business opportunity for the Petitioner.

4. The proposed service garage and contractor's equipment storage yard will not be detrimental to the health, safety or general welfare of the community.

5. The proposed service garage and contractor's equipment storage yard will not create congestion in the roads. Access to this property would utilize existing curb cuts. The proposed use is a destination type use and will not exceed the traffic which is presently generated from this site.

6. The proposed uses will not create a potential hazard from fire, panic or other dangers. The operations on this site and new proposed building will meet or exceed all applicable safety codes.

7. The proposed uses will not tend to overcrowd land or cause undo concentration of population.

8. The proposed uses will not interfere with adequate provisions for schools, parks, water, sewage, transportation or other public requirements, conveniences or improvements. This proposal is an improvement of an already paved lot with existing structures.

9. The proposed uses will not interfere with adequate light and air. The proposed buildings and clearances in the outdoor storage yard will not interfere with the passage or flow of light and air.

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Date 2/10/99  
By [Signature]

10. The proposed uses will not be inconsistent with the purposes of the property's zoning classifications.

11. The proposed uses will not be inconsistent with the impermeable surface and vegetative provisions of the zoning regulations. The proposed uses will actually result in more landscaping than the existing conditions.

12. For these reasons and additional reasons to be provided at the hearing.

rooney.pet

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Date 2/1/99  
By [Signature]



271

# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8031 Norris Lane

which is presently zoned BR, BR-AS, BL

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) DR 5.5

(SEE ATTACHED) *mm*

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See attached

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

Shillelagh Corp. t/a ABC Rental  
Center and Clayton's Automotive, Inc.

(Type or Print Name)

Signature

8031 Norris Lane

Address

Baltimore, MD 21222

City

State

Zipcode

Attorney for Petitioner

J. Neil Lanzi

(Type or Print Name)

Signature

409 Washington Ave (410) 296-0686

Address

Ste 617

Phone No

Towson, MD 21204

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Patrick J. Rooney

(Type or Print Name)

Signature

(Type or Print Name)

Signature

8031 Norris Lane

Address

(410) 288-4850

Phone No

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: JL

DATE

11/24/98

99-221-SPHXA

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Petition for Variance

Petitioner, Patrick J. Rooney, for the property known as 8031 Norris Lane, hereby petitions the Zoning Commissioner for the following variances from the Baltimore County Zoning Regulations:

1. Variance from Section 238.2 BCZR to allow a side yard setback of 10 feet in lieu of the required 30 feet.
2. Variance from Section 238.2 and 102.2 BCZR to allow a building separation of 27 feet and 36 feet in lieu of the required 60 feet.

The Zoning Commissioner has the power to grant variances in cases where strict compliance with the BCZR would result in practical difficulty or unreasonable hardship to Petitioner. Petitioner further states the granting of the variances requested will provide substantial justice to the Petitioner and will allow for the observance of the spirit of the BCZR while maintaining the security of the public safety and welfare.

(rooney.var)

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DATE 2/10/99  
BY [Signature]



Bafitis & Associates, Inc.

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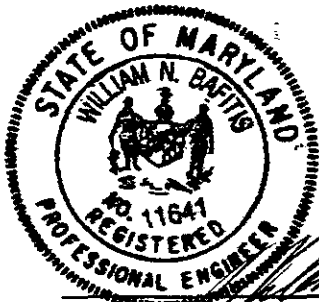
**ZONING DESCRIPTION  
FOR  
USED VEHICLE SALES AREA  
FOR  
8031 NORRIS LANE  
12TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND**

BEGINNING for same at a point on the southeast side of Norris Lane, 33' wide, said point being 91.53' southwesterly along the southeastern side of said Norris Lane from the south side of North Point Boulevard, 150' wide: Thence leaving Norris Lane the five following courses:

- 1) South 34°-08'-43" East 79.51' to a point;
- 2) Thence South 55°-51'-17" West 43.86' to a point;
- 3) Thence South 34°-08'-43" East 33.44' to a point;
- 4) Thence South 55°-51'-17" West 124.14' to a point;
- 5) Thence North 34°-08'-43" West 112.89' to a point on the south side of said Norris Lane;
- 6) Thence running and binding on the south side of said Norris Lane North 55°-51'-17" East 168.00' to point of beginning.

CONTAINING 17,545.36 Square Feet or 0.403 Ac. more or less, including:

530.19 Square Feet  $\pm$  (0.012 Ac.) Zoned DR 5.5,  
8,328.57 Square Feet  $\pm$  (0.191 Ac.) Zoned BR and  
8,686.60 Square Feet  $\pm$  (0.20 Ac.) Zoned BR-AS.



William N. Bafitis, P.E. Md. Reg. No. 11641

Date

11/9/98

99-221-SPHXA



Bafitis & Associates, Inc.

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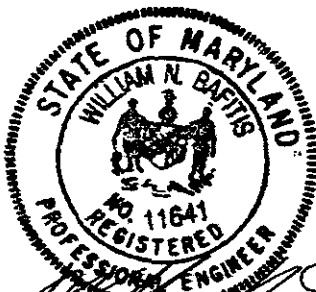
**ZONING DESCRIPTION  
FOR  
8031 NORRIS LANE  
12TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND**

BEGINNING for same at point on the southeast said of Norris Lane, 33' wide, said point being 59.53' southwesterly along the southeastern side of said Norris Lane, from the south side of North Point Boulevard, 150' wide. Thence leaving Norris Lane the three following courses:

- 1) South 34°-08'-43" East 400.00' to a point;
- 2) Thence South 55°-51'-17" West 200.00' to a point;
- 3) Thence North 34°-08'-43" West 400.00' to a point on the southside of said Norris Lane;
- 4) Thence running and binding on the southeast side of said road North 55°-51'-17" East 200.00' to the point of beginning.

CONTAINING 80,000 Square Feet or 1.837 Ac. more or less, including:

3,726.89 Square Feet ± (0.086 Ac.) Zoned DR 5.5,  
4,390.38 Square Feet ± (0.101 Ac.) Zoned BL,  
45,670.96 Square Feet ± (1.048 Ac.) Zoned BR and  
26,211.77 Square Feet ± (0.602 Ac.) Zoned BR-AS.



William N. Bafitis, P.E. Md. Reg. No. 11641

11/16/98  
Date

99-221-SPHX



Bafitis & Associates, Inc.

221

**ZONING DESCRIPTION  
FOR  
CONTRACTORS EQUIPMENT STORAGE YARD  
AND INDOOR AND OUTDOOR EQUIPMENT RENTAL WITH CONCRETE  
BLENDING (U-CART)  
FOR  
8031 NORRIS LANE  
12TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND**

BEGINNING for same at a point on the southeast side of Norris Lane, 33' wide, said point being 59.53' southwesterly along the southeast side of Norris Lane, from the south side of North Point Boulevard, 150' wide. Thence leaving said Norris Lane the thirteen following courses and distances:

- 1) South  $34^{\circ}-08'-43''$  East 400.00' to a point;
- 2) Thence South  $55^{\circ}-51'-17''$  West 98.00' to a point;
- 3) Thence North  $34^{\circ}-08'-43''$  West 173.11' for a portion of that distance through the center of an existing building to a point on the north face of said building;
- 4) Thence South  $55^{\circ}-51'-17''$  West 30.00' along the north face of said building to a point;
- 5) Thence leaving said existing building North  $34^{\circ}-08'-43''$  West 50.00' to a point;
- 6) Thence North  $55^{\circ}-51'-17''$  East 16.00' to a point;
- 7) Thence North  $34^{\circ}-08'-43''$  East 35.00' to a point;
- 8) Thence South  $55^{\circ}-51'-17''$  West 9.72' to a point;
- 9) Thence North  $34^{\circ}-08'-43''$  West 29.00' to a point;
- 10) Thence North  $55^{\circ}-51'-17''$  East 46.14' to a point;
- 11) Thence North  $34^{\circ}-08'-43''$  West 33.44' to a point;

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- 12) Thence North  $55^{\circ}-51'-17''$  East 43.86' to a point;
- 13) Thence North  $34^{\circ}-08'-43''$  West 79.51' to a point on the southeast side of said Norris Lane;
- 14) Thence running and binding on said southeast side of Norris Lane North  $55^{\circ}-51'-17''$  East 32.00' to the point of beginning.

Containing 35, 933.60 square feet or 0.825Ac. more or less including:

18,408.43 Square Feet  $\pm$  (0.423 Ac.) Zoned BR and  
17,525.17 Square Feet  $\pm$  (0.402 Ac. ) Zoned BR-AS



*[Handwritten Signature]*

11/9/98  
Date

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

DATE: 11/24/98

ACCOUNT: 046734

AMOUNT: \$ 650.00

RECEIVED FROM: J. NEIL LANZI PA

FOR: SPHXA

99-221-SPHXA

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTION 11/25/1998 11/24/1998 15:34:24  
091 0605 CASHIER FEE'S PER DRAINER  
5 MISCELLANEOUS CASH RECEIPT  
Receipt # 066774  
CR NO. 046734

650.00 CHECK: FN  
Baltimore County, Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF PUBLICATION

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-221-SPHXA

8031 Norris Lane, 59.53' W of North Point Boulevard  
12th Election District -- 7th Councilmanic District

Legal Owner(s): Patrick J. Rooney  
Contract Purchaser: Shilleagh Corp., T/A ABC Rental Center and Clayton's Automotive, Inc.

**Special Hearing:** to approve the amendment of the site plan in case number 99-182-X; U-car concrete sales, propane, machinery and storage bins as accessory uses and structures not subject to setbacks of separations; to allow overlap of special exceptions and uses including parking for business purposes; and to confirm the continued towing, storage and business pertaining in a D.R. and B.L. zone. **Special Exception:** for a contractor's equipment storage yard in a B.R.B.R.-A.S. zone and to allow a service garage in a B.L. zone. **Variance:** to allow a side yard setback of 10 feet in lieu of the required 30 feet and to allow a building separation of 27 feet and 36 feet in lieu of the required 60 feet.

**Hearing:** Thursday, January 7, 1999 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

**NOTES:** (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3381.

12/273 Dec. 24

C280677

TOWSON, MD., 12/23/1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/23/1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

## CERTIFICATE OF POSTING

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING, ROOM 111  
111 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204

CASE NUMBER: 99-221-SPHXA

PETITIONER/DEVELOPER: ( ) Shilleagh Corp.

DATE OF HEARING/CLOSING: ( ) Jan 7, 1999

ATTENTION: MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY  
THAT THE NECESSARY SIGN (S) REQUIRED BY LAW WERE POSTED  
CONSPICUOUSLY ON THE PROPERTY LOCATED AT,

8031 Morris Lane, Baltimore, md 21222

THE SIGN (S) WERE POSTED ON, 12-22-98 BY THE UNDERSIGNED.

SINCERELY,



THOMAS P. OGLE SR.  
325 NICHOLSON RD.  
BALTIMORE MD. 21221  
(410) 687-8405  
(410) 687-4381 (FAX)

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR SPECIAL EXCEPTION  
PETITION FOR VARIANCE  
8031 Norris Lane, S/S Norris Ln, 59.53' W of North  
Point Blvd, 12th Election District, 7th Councilmanic

Legal Owners: Patrick J. Rooney  
Contract Purchaser: Shillelagh Corp., T/A ABC Rental  
Center and Clayton's Automotive, Inc.  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-221-SPHXA

\* \* \* \* \*

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of December, 1998, a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, Esq., 409 Washington Avenue, Suite 617, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

December 3, 1998

### NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-221-SPHXA

8031 Norris Lane

S/S Norris Lane, 59.53' W of North Point Boulevard

12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owner: Patrick J. Rooney

Contract Purchaser: Shillelagh Corp., T/A ABC Rental Center and Clayton's Automotive, Inc.

Special Hearing to approve the amendment of the site plan in case number 65-182-X: U-cart concrete sales, propane, machinery and storage bins as accessory uses and structures not subject to setbacks or separations; to allow overlap of special exceptions and uses including parking for business purposes; and to confirm the continued towing, storage and business parking in a D.R. and B.L. zone. Special Exception for a contractor's equipment storage yard in a B.R./B.R.-A.S. zone and to allow a service garage in a B.L. zone. Variance to allow a side yard setback of 10 feet in lieu of the required 30 feet and to allow a building separation of 27 feet and 36 feet in lieu of the required 60 feet.

HEARING: Thursday, January 7, 1999 at 10:00 a.m. in Room 407, County Courts  
Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon, Director

c: J. Neil Lanzí, Esquire  
Patrick J. Rooney  
Shillelagh Corp.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 24, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY  
December 24, 1998 Issue – Jeffersonian

Please forward billing to:  
Neil Lanzi, Esquire  
409 Washington Avenue  
Suite 617  
Towson, MD 21204

410-296-0686

---

### NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-221-SPHXA

8031 Norris Lane

S/S Norris Lane, 59.53' W of North Point Boulevard

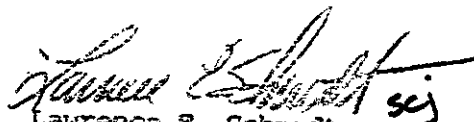
12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owner: Patrick J. Rooney

Contract Purchaser: Shillelagh Corp., T/A ABC Rental Center and Clayton's Automotive, Inc.

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HEARING: Thursday, January 7, 1999 at 10:00 a.m. in Room 407, County Courts  
Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS  
PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL  
410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 221  
Petitioner: Patrick J. Rooney  
Address or Location: 8031 Norris Lane

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Neil Lanzi  
Address: 409 Washington Avenue Suite 617  
Towson MD 21204  
Telephone Number: 410-296-0686

Revised 2/20/98 - SCJ

99-221-SPHXA



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-221 SPHXA

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: SPECIAL EXCEPTIONS FOR A CONTRACTORS EQUIPMENT STORAGE YARD IN BR AND  
A SERVICE GARAGE IN BL (ZONES) VARIANCES TO PERMIT SIDE YARD SETBACKS OF 10 FT.  
IN LIEU OF 30 FT AND BETWEEN BUILDING SETBACKS OF 27 FT. AND 36 FT. IN LIEU OF 60 FT  
A SPECIAL HEARING TO AMEND ZONING CASE 65-182-X, AND TO APPROVE CERTAIN USES  
AND STRUCTURES AS ACCESSORY AND NOT SUBJECT TO SETBACKS AND TO ALLOW USE OVERLAY  
AND CONTINUED TOWING, STORAGE AND PARKING IN A DR AND BL ZONE.  
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

December 11, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: PATRICK J. ROONEY

Location: DISTRIBUTION MEETING OF December 7, 1998

Item No.: 221                      Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** December 23, 1998

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** 8031 Norris Lane

### INFORMATION:

**Item Number:** 221  
**Petitioner:** Shillelagh Corp. t/a ABC Rental Center &  
Clayton's Automotive, Inc.  
**Property Size:** 1.84± Acres  
**Zoning:** BR, BR-AS, BL, and DR 5.5  
**Requested Action:** Variance  
**Hearing Date:**

The Office of Planning supports the special exception and special hearing requests for this property. Very little BR zoning exists in the area where this type of use could be located. The automotive use is existing, and the site can accommodate the addition of the rental business. The site is surrounded on three sides by non-residential uses. The petitioner proposes to screen the fourth side, zoned DR 5.5, with an eight-foot high board-on-board fence.

The staff's only concern is the impact of the proposed service bays at the southwest corner of the site. The adjacent land is zoned BL, but a house sits on this property. If noise can be controlled, we have no problem with this addition to the site.

### SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, the following conditions are recommended:

- Provide elevation drawings for the front of the building for review and approval by the Office of Planning;
- Retain as many trees as possible on the west side of the property;
- Upgrade the site's paving as improvements are made.

**Section Chief:**

AFK:BF:lsn

*Jeffrey W. Long*

ORDER RECEIVED FOR FILING

Date

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: December 10, 1998

FROM: R. Bruce Seeley *RBS/JS*  
Permits & Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee

Meeting for: December 7, 1998

The Department of Environmental Protection and Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 215  
216  
220  
221

B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
           Department of Permits & Development  
           Management

Date:    December 24, 1998

FROM:     Robert W. Bowling, Supervisor  
           Bureau of Developer's Plans Review

SUBJECT:   Zoning Advisory Committee Meeting  
           for December 14, 1998  
           Item No. 221

           The Bureau of Developer's Plans Review has reviewed the subject zoning item. A 10-foot-wide landscape strip is required along the western residential edge.

RWB:HJO:jrb

cc:    File

ZONE1214.221



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Date: 12.10.98

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 221 (JLL)

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Neil Canzi

409 Washington Ave SE 617 Tolson

PAT ROONEY

8031 NORRIS LANE -

Clyda Hinkle

BAFFITS & ASSOC.

JAMES H. THOMPSON

1249 ENGLEBERTH RD. BALTO. 21221

BILL BAFITIS

SUPERVISOR - LOCK ENFORCEMENT

BAFFITS & ASSOC., INC.

1249 ENGLEBERTH RD. 21221





Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

January 19, 1999

J. Neil Lanzi, Esquire  
409 Washington Avenue, Suite 617  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE  
SE/S Norris Lane, 59.53' SW of the c/l North Point Boulevard  
(8031 Norris Lane)  
12th Election District – 7th Councilmanic District  
Patrick J. Rooney, et al - Petitioners  
Case No. 99-221-SPHXA

Dear Mr. Lanzi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Patrick J. Rooney  
8031 Norris Lane, Baltimore, Md. 21222

Messrs. William Bafitis & Clyde Hinkel  
1249 Engleberth Road, Baltimore, Md. 21221

People's Counsel; Case File





Eastern Baltimore Area



Opening Doors For Business  
Since 1946

Atrium Offices at Eastpoint Mall  
7835 Eastern Avenue,  
Suite 302  
Baltimore, MD 21224

410.282.9100  
Fax: 410.284.9864  
Web-site: <http://www.ebacc.org>  
E-mail: [info@ebacc.org](mailto:info@ebacc.org)

99-221 SPHXA  
11/27  
RECEIVED  
NOV 27 1998  
ZONING

November 25, 1998

Mr. Lawrence E. Schmidt  
Zoning Commissioner  
County Courts Building  
401 Bosley Avenue  
Towson, MD 21204

Re: 8031 Norris Lane  
ABC Rental Center

Dear Commissioner Schmidt:

The purpose of this letter is to express the position of the Chamber of Commerce concerning proposed improvements planned by Mr. Pat Rooney to the property known as 8031 Norris Lane. This property was owned for several years by Mr. John Clayton, who operated various commercial uses on the property, including used car sales, automotive repairs, bodywork, and vehicle towing services.

Members of the Chamber have met with Mr. Rooney to discuss and review his proposed improvement plans for this property. The plans as presented to reveal that Mr. Rooney intends to continue the previous uses and to add an ABC Rental store on the property. After further review of the zoning petition filed, the detailed site plan of the property, including the proposed new sign, the position of the Chamber of Commerce is to support all zoning requests necessary to allow the ABC Rental store and proposed improvements as shown on the site plan filed with Baltimore County.

Thank you for your consideration of our position.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Patricia A. Winter".  
PATRICIA A. WINTER  
Executive Director

PAW:ljg

- ★ Canton
- ★ Dundalk
- ★ East Baltimore
- ★ Edgemere
- ★ Essex
- ★ Falls Point
- ★ Highlandtown
- ★ Kingsville
- ★ Middle River
- ★ Parkville
- ★ Perry Hall
- ★ Rosedale
- ★ Rossville
- ★ White Marsh

Tom  
17

Dundalk Association of Business, Inc.  
7922 Wise Avenue  
Baltimore, Maryland 21222

7922 WISE AVE  
BALTIMORE, MD 21222

November 25, 1998

Lawrence E. Schmidt, Zoning Commissioner  
County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204

Re: 8031 Norris Lane  
ABC Rental Center

Dear Commissioner Schmidt:

The purpose of this letter is to express the position of the Dundalk Association of Business, Inc. ("Association") concerning proposed improvements planned by Mr. Pat Rooney to the property known as 8031 Norris Lane. This property was owned for several years by Mr. John Clayton who operated various commercial uses on the property, including used car sales, automotive repairs, body work, and vehicle towing services.

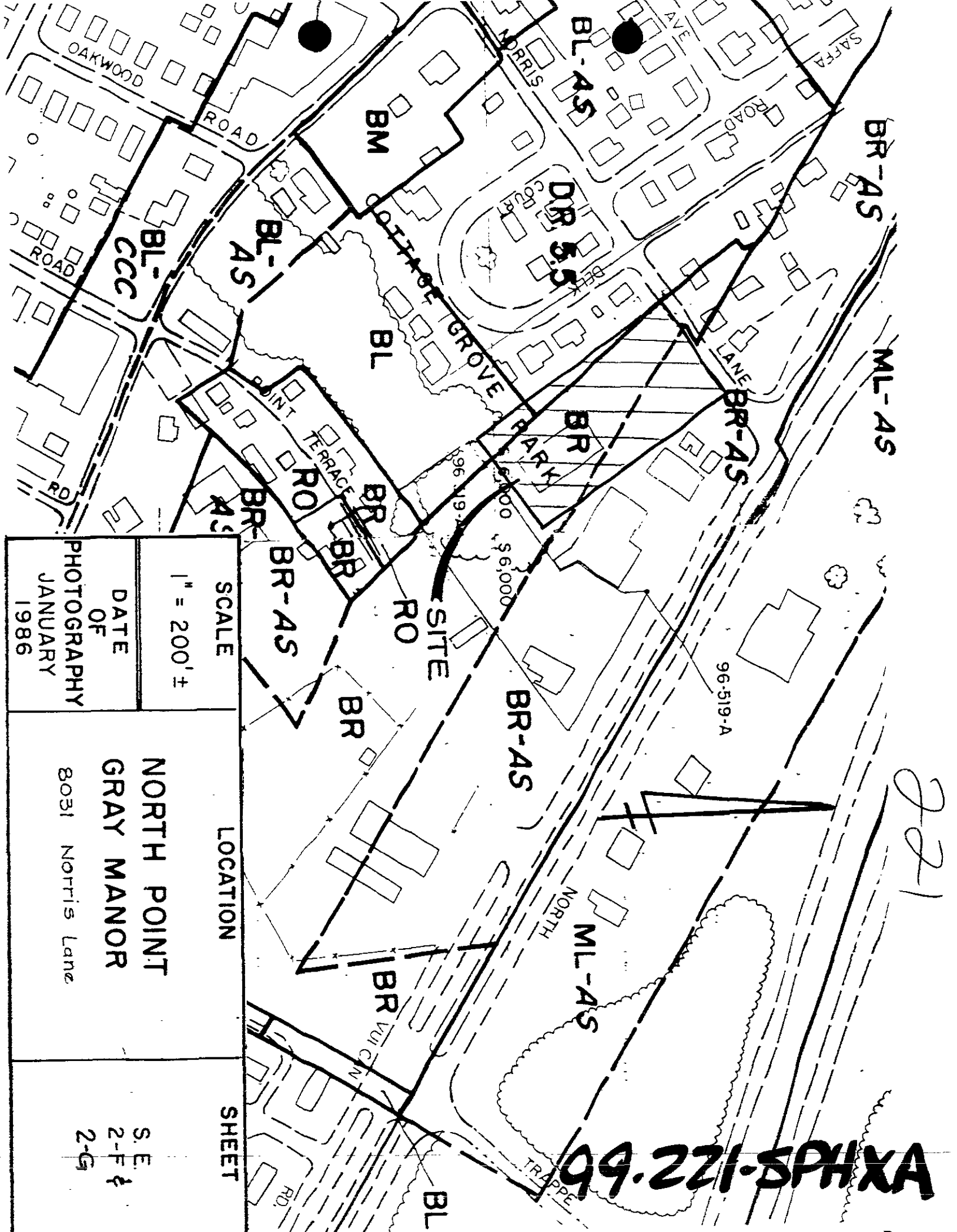
Members of the Association have met with Mr. Rooney to discuss and review his proposed improvement plans for this property. The plans as presented to us reveal that Mr. Rooney intends to continue the previous uses and to add ABC Rental Store on the property. After further review of the zoning petitions filed, the detailed site plan of the property, including the proposed new sign, the position of the Association is to support all zoning requests necessary to allow the ABC Rental store and proposed improvements as shown on the site plan filed with Baltimore County.

Thank you for your consideration of our position.

Very truly yours,



Scott P. Gardner  
President



SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
NORTH POINT  
GRAY MANOR  
8031 Norris Lane

SHEET  
S.E.  
2-F &  
2-G

221

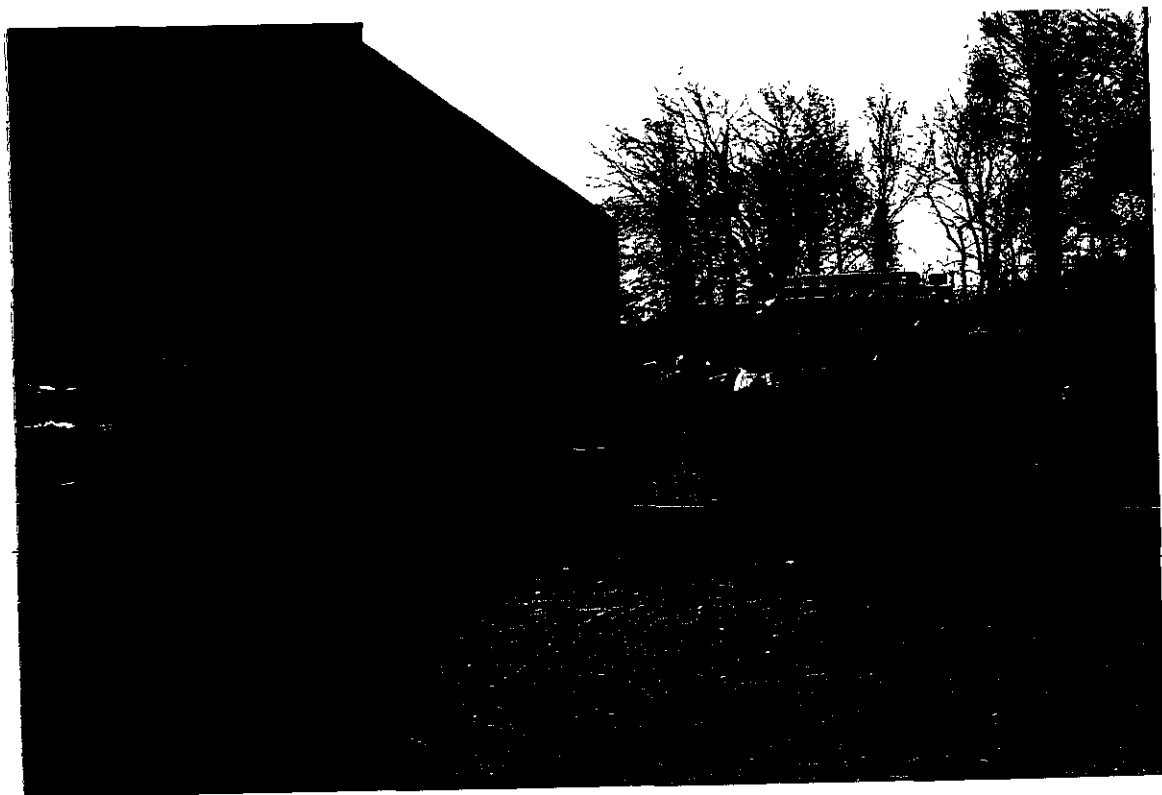
99.221-SPHXA

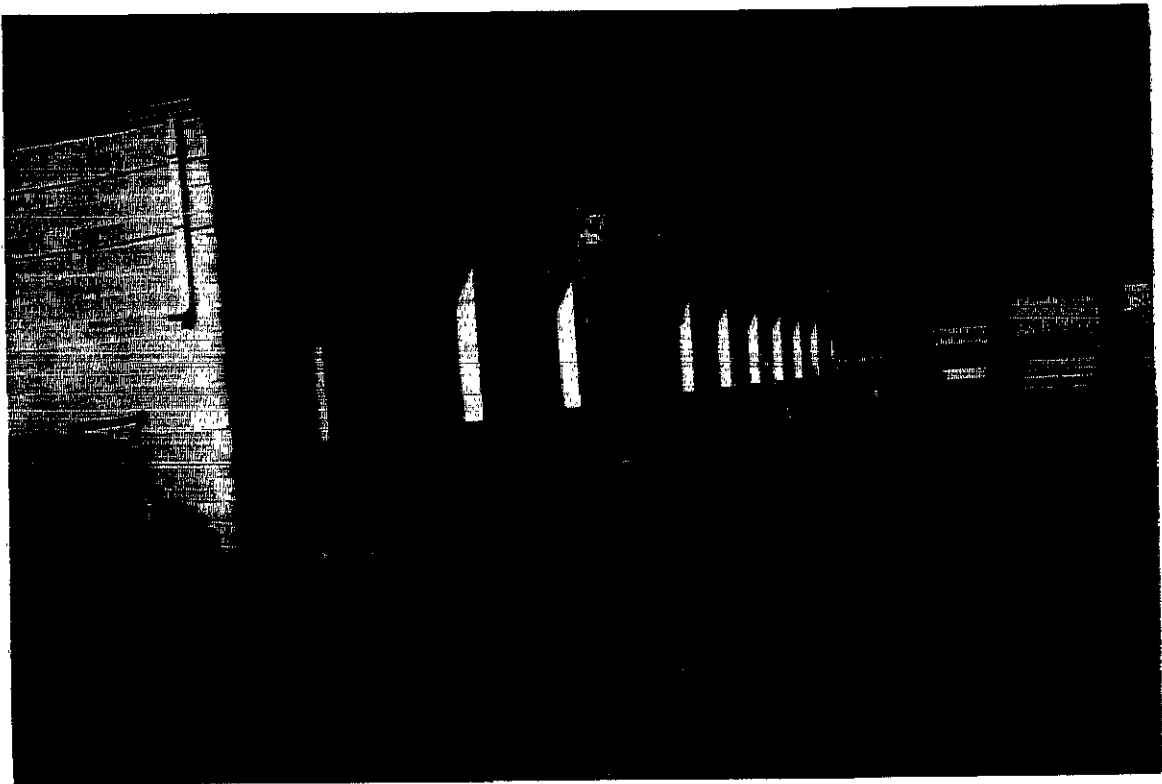
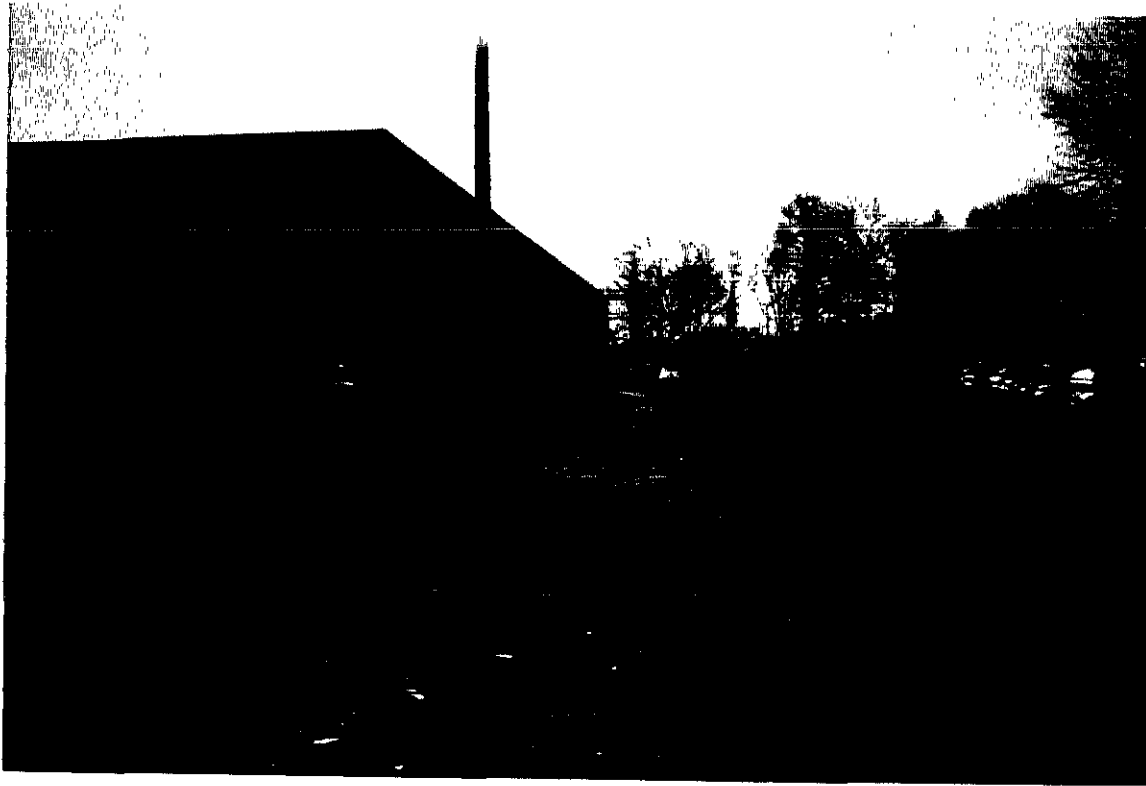
photograph

99-221-5PKXA

AX1492-155-PP

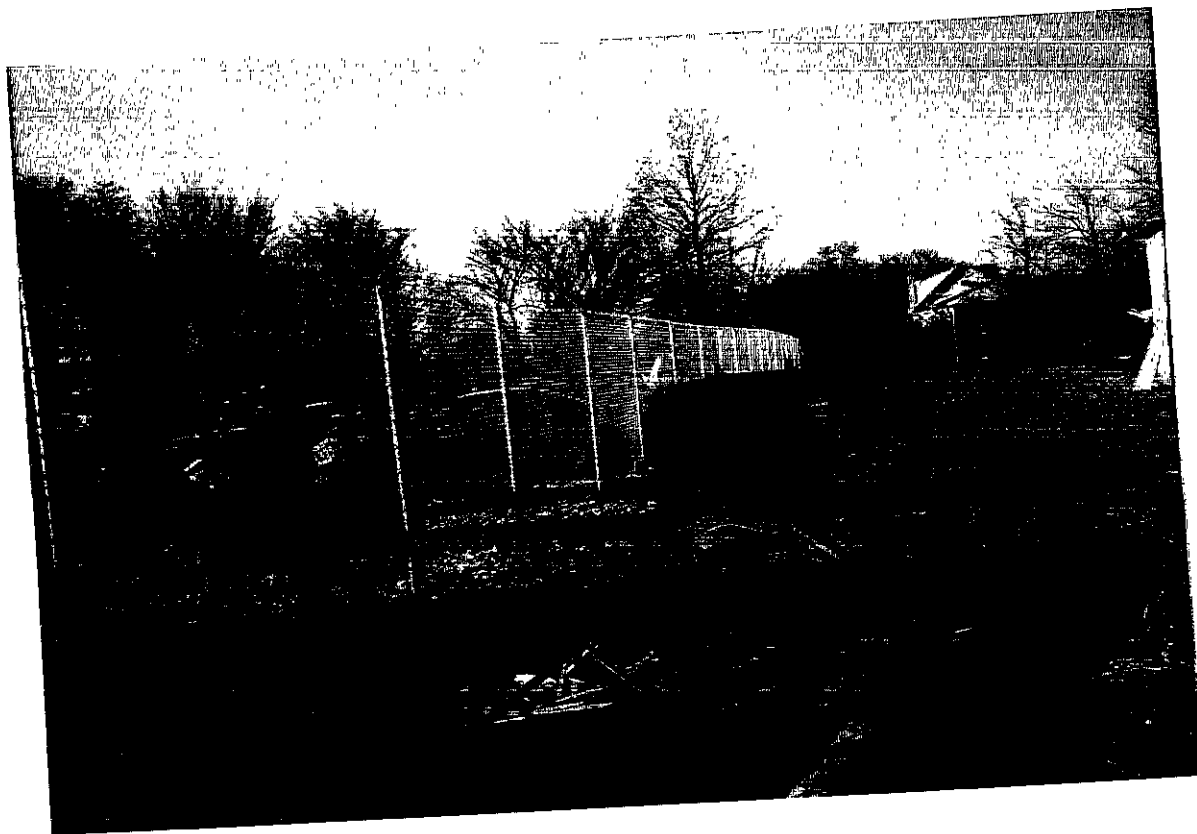


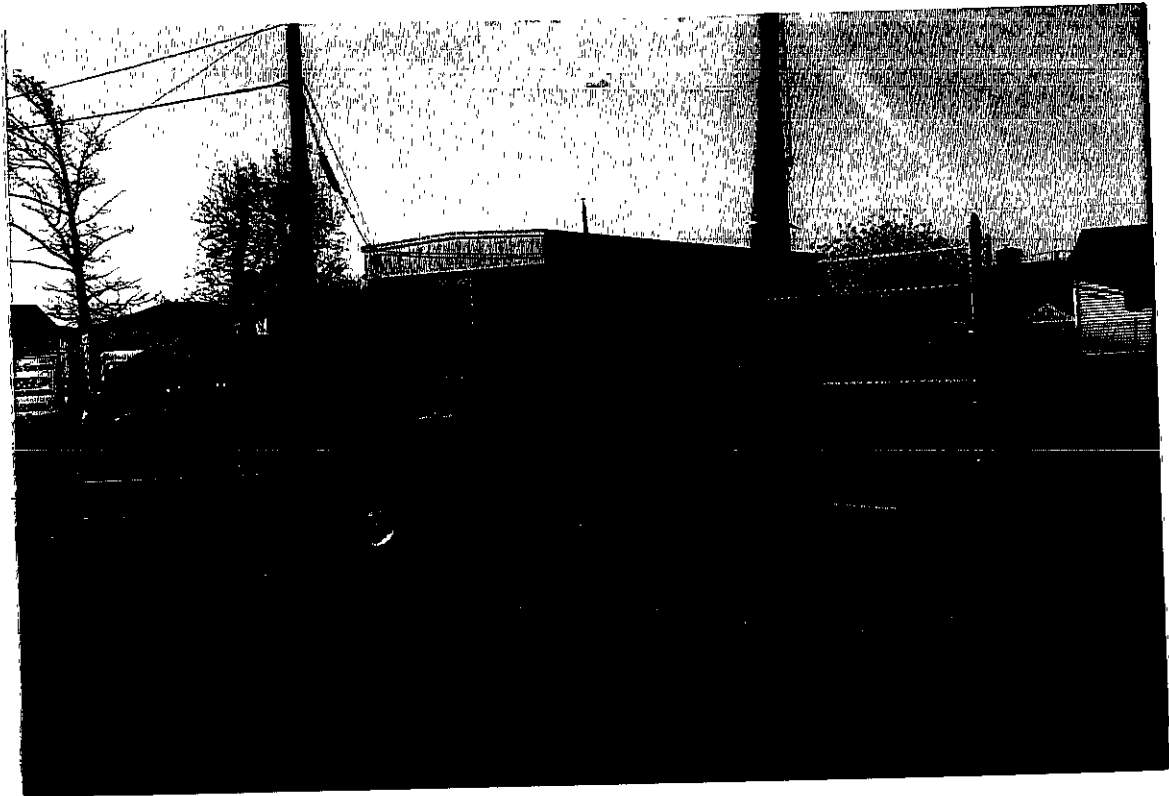












**J. NEIL LANZI**  
ATTORNEY AT LAW

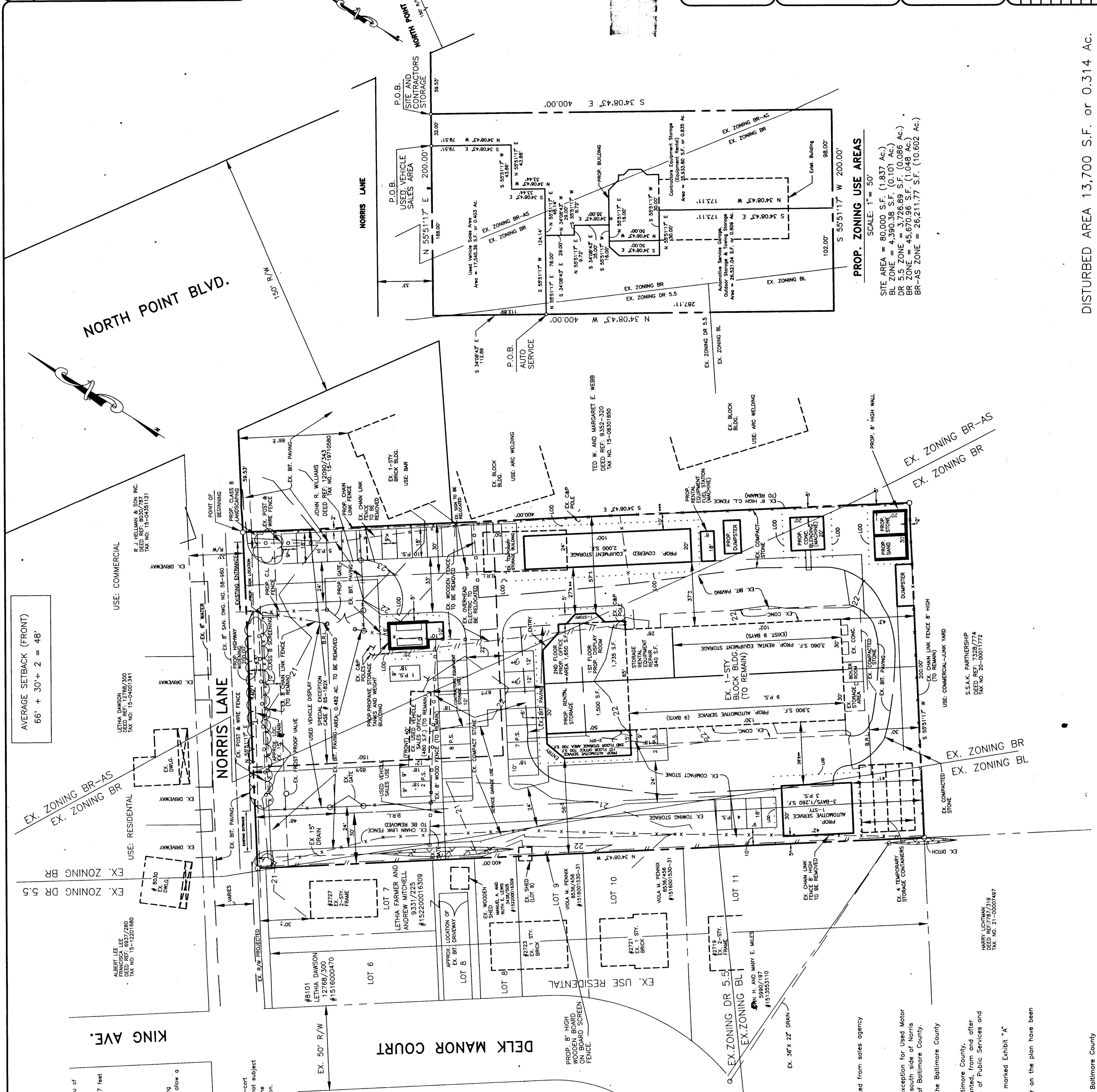
**J. NEIL LANZI, P.A.**  
Mercantile Building, Suite 617  
409 Washington Avenue  
Towson, Maryland 21204

Tel. (410) 296-0686  
Fax (410) 296-0689





Zoning Commissioner of Baltimore County





PLANT LIST						
Item	Quantity	Scientific Name	Common Name	Size	Root	Comment
T-1	2	Acer rubrum Red Sumac	Red Maple	2-3'x4'	B 1 B	
T-2		Scotoneura viridis Winter King	Winter King Thornbom	6-6'	B 1 B	
S-1	50	Betula thurbergi Yellow Birch	Yellow Birch	12-15'	B 1 B	5' O.C.
S-2	31	Thuja occidentalis Green Planting	Green Planting	12-15'	B 1 B	4' O.C.
S-3	12	Pinus strobus White Pine	White Pine	15-16'	B 1 B	4' O.C.
		Colanagrostis acutifolia Succula	Feather Reed Grass			

## PLANTING CALCULATIONS

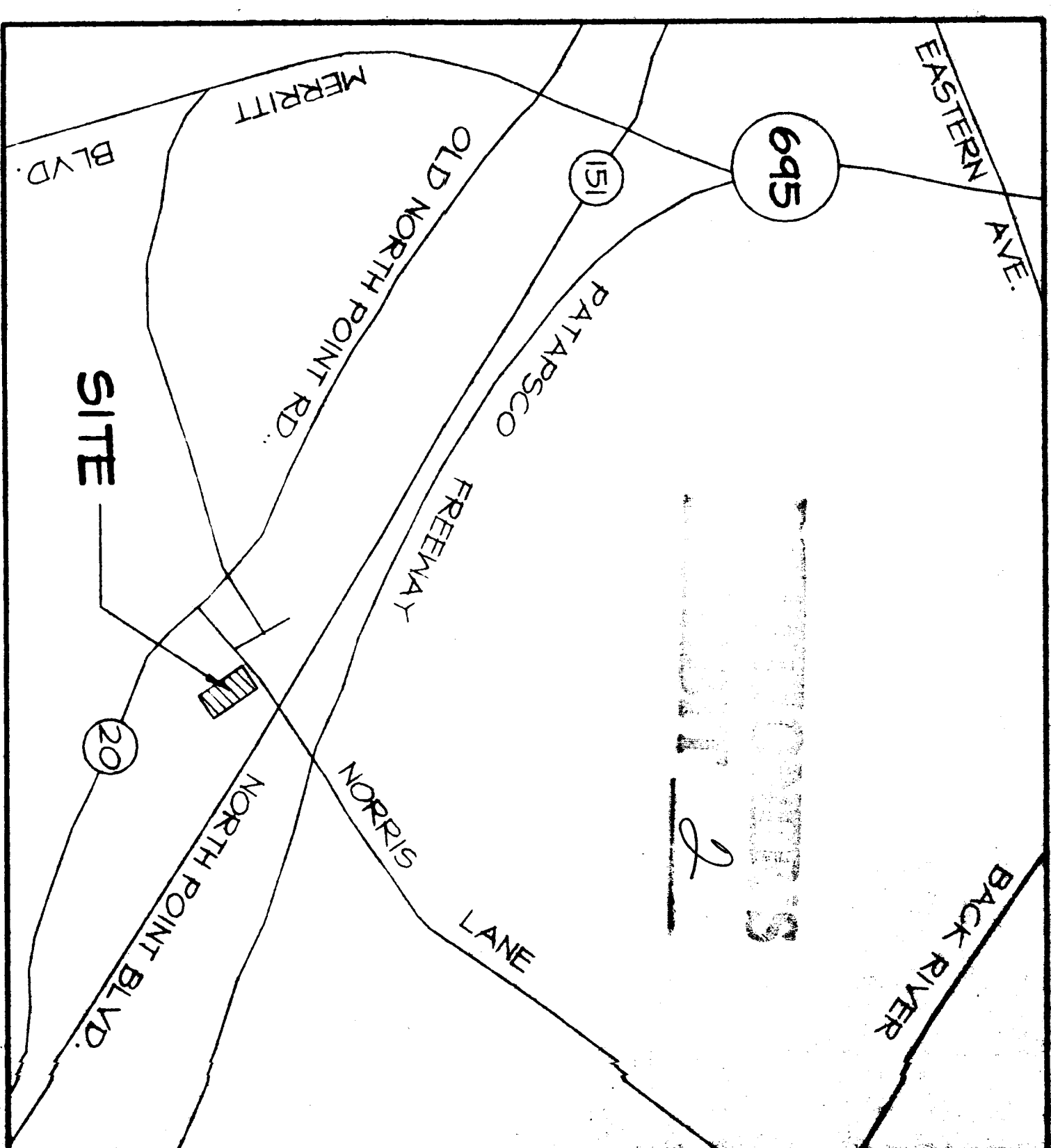
PLANTING REQUIRED:	
31 PARKING SPACES • 1 PU/2 P.S.	= 3 PU
150 LF ADJACENT ROAD • 1 PU/40 LF	= 4 PU
100 LF OF INTERIOR ROAD • 1 PU/20 LF	= 5 PU
150 LF CLASS B SCREENING • 1 PU/15 LF	= 10 PU
40 LF CLASS A SCREENING • 1 PU/5 LF	
TOTAL REQUIRED	= 26 PU*
EXISTING PLANTS:	
6 DECIDUOUS MAJOR TREES	= 6 PU
PLANTING PROVIDED:	
2 DECIDUOUS MAJOR TREE	= 2 PU
2 DECIDUOUS MINOR TREE • 1 PU/2 TREE	= 1 PU
2 SHRUBS • 1 PU/2 SHRUBS	= 2 PU
TOTAL EXISTING PLANTS	= 6 PU
TOTAL PROVIDED	= 8 PU
* 6 HIGH WOOD SCREEN FENCE WILL BE PROVIDED AS PARTIAL FULFILLMENT OF THE PLANTING REQUIREMENTS FOR SCREENING BETWEEN COMMERCIAL & RESIDENTIAL	

**LANDSCAPE NOTES:**

- 1) ALL INHERENT STOCK SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS FOR INHERENT STOCK\* REPLICATION NURSERY 80-14441 STANDARDS FOR INHERENT STOCK\*
- 2) LANDSCAPE SPECIFICATIONS SHALL CONFORM TO LANDSCAPE SPECIFICATION GUIDELINES FOR THE DISTRICT OF COLUMBIA, THE DISTRICT OF COLUMBIA PLANTING STANDARDS, THE DISTRICT OF COLUMBIA CONTRACTORS ASSOCIATION OF RETROPLANT WASHINGTON, LATEST EDITION.
- 3) A ONE YEAR MAINTENANCE AND WARRANTY PERIOD SHALL BE A CONTRACTOR SHALL NOTIFY FEEK-SMITH, INC. AT LEAST 4) 60 DAYS PRIOR TO THE START OF INSTALLATION.
- 5) ANY SUBSTITUTIONS OR CHANGES TO PLANT MATERIALS OR PLANT SPECIFICATIONS SHALL BE APPROVED BY FEEK-SMITH, INC. PRIOR TO THE START OF CONSTRUCTION.
- 6) CONTRACTOR SHALL NOTIFY MILES UTILITY AT LEAST 12 HOURS PRIOR TO THE START OF ANY DIGGING.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONVEYANCE OF ALL PLANT MATERIALS TO THE CONTRACTOR SHALL VERIFY EXISTING UTILITIES TO THEIR SATISFACTION, ANY DAMAGES TO UTILITIES OR NUISANCES RESULTING THEREOF SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONVEYANCE OF ALL PLANT MATERIALS TO THE CONTRACTOR SHALL VERIFY EXISTING UTILITIES TO THEIR SATISFACTION, ANY DAMAGES TO UTILITIES OR NUISANCES RESULTING THEREOF SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 9) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PLANT MATERIALS AS REQUIRED TO ASSURE PLANT MATERIALS ARE DELIVERED TO THE CONTRACTOR IN GOOD CONDITION. THIS PROPOSAL, FOR A FIVE YEAR BASIS WITH WORK ORDER SIGNED AT COMPLETION OF EACH MAINTENANCE.
- 10) MULCH SHALL BE SHEDDED HANDWORK, 5" DEEP.

**NOTE:**

ALL LIGHTING SHALL COMPLY WITH BALTIMORE COUNTY STANDARDS AND REGULATIONS.



### VICINITY MAP

SCALE: 1"=10000

ZONING HISTORY, CASE #65-102X

REQUESTED

Special Exception for Used Motor Vehicles Outdoor Sales Area separated from sales agency building.

GRANTED/ORDERED

The petitioner in the above entitled matter has requested a special exception for the "Medium Value Outdoor Sales Areas, separated from sales opening building on the south side of North Washington Lane 61 feet southeast of North Point Boulevard in the Fifth Ward District of Baltimore County."

As the petitioner has satisfied all requirements of Section 202.1 of the Baltimore County Zoning Regulations, the special exception should be granted.

It is this 2nd day of April, 1965 by the zoning Commissioner of Baltimore County, ORDERED that the special exception should be and the same is hereby granted, from and after the date of this Order, subject to approval of the plat plan by the Bureau of Public Services and the Office of Planning and Zoning.

it is further ORDERED that there shall be strict compliance with plot marked Exhibit "A" and attached hereto.

**OWNER'S SIGNATURE AND CERTIFICATION FORM**

I CERTIFY THAT I HAVE REVIEWED THIS FINAL LANDSCAPE PLAN THAT I AM AWARE OF THE REGULATIONS PRESENTED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL, AND I AGREE TO COMPLY WITH THESE REGULATIONS AND ALL APPLICABLE POLICY, GUIDELINES AND ORDINANCES. I AGREE TO CERTIFY THE IMPLEMENTATION OF THIS APPROVED FINAL LANDSCAPE PLAN UPON COMPLETION OF THE LANDSCAPE INSTALLATION NOT LATER THAN ONE (1) YEAR FROM THE DATE OF APPROVAL OF THIS PLAN TO THE DEPARTMENT OF RESURDS AND DEVELOPMENT MANAGEMENT DEVELOPMENT PLANNING DIVISION OFFICE BUILDING ROOM 211, TOWSON, MD 21204

OWNERS SIGNATURE *P. J. Long* 12/02/93  
DATE

PATRICK J. ROONEY  
12 WILDERFELT COURT  
LUTHERVILLE, MARYLAND 21092  
DEED REF. #  
ACCT. NO.: #1504750871  
PADMINI  
PERMIT #B-

DATE - ISSUED FOR

SEAL

CONTENTS

LANDSCAPE PLAN

**Peek/Smith, Inc.**

LANDSCAPE ARCHITECTURE  
LAND PLANNING

406 N. PENNSYLVANIA AVE  
TOMSON, MD 21204  
410-246-0501  
FAX: 410-246-5326

**NORRIS AUTO SALES**  
8031 NORRIS LANE  
TAX MAP #104, BLOCK #1  
ELECTION DISTRICT 12  
CONCILIAMIC DISTRICT 7  
BALTIMORE COUNTY, MARYLAND